



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NOS. B5/25, B6/25,
A9/25, A10/25, AND A11/25**

TAKE NOTICE that applications have been received from **Innovative Planning Solutions c/o Cameron Sellers on behalf of Canyon Hill Barrie Developments** for minor variances from Zoning By-law 2009-141 and consent to a conveyance of property for residential purposes pursuant to Sections 45 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, respectively.

IN THE MATTER OF the premises legally described as Part Lot 9 N/S John Street, Plan 213 and known municipally as **138 Peel Street** in the City of Barrie.

The property is zoned Residential Multiple Dwelling Second Density (RM2).

These applications, if granted by the Committee of Adjustment, will serve to permit the creation of a total of three lots (two severed and one retained) to facilitate the construction of three street townhouse dwelling units, each with two additional dwelling units.

Purpose of the applications:

B5/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 229.45 square metres and a proposed lot frontage of 11.26 metres on Grove Street.

The retained lands propose to have a lot area of 438 square metres and a proposed lot frontage of 21 metres on Grove Street.

B6/25

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new residential lot.

The severed lands propose to have a lot area of 216.57 square metres and a proposed lot frontage of 10.60 metres on Grove Street.

The retained lands propose to have a lot area of 221.64 square metres and a proposed lot frontage of 11.26 metres on Grove Street.

These applications are being considered concurrently with Minor Variance applications A9/25, A10/25 and A11/25.

Variance Requests:

A9/25

This application, if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable lot coverage and gross floor area and a reduced rear yard setback and reduced front yard setback to attached garage for a proposed street townhouse on the severed lands should consent application B5/25 be approved.

The applicant is seeking the following minor variance:

1. **A front yard setback to attached garage of 5.7 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum front yard setback of 7 metres.**
2. **A rear yard setback of 5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum rear yard setback of 7 metres.**
3. **A maximum gross floor area of 72% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**

4. **A maximum lot coverage of 46% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.2(c) permits a maximum lot coverage of 45% of lot area.**

A10/25

This application, if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable front yard parking coverage, gross floor area and lot coverage and a reduced landscaped open space, rear yard setback and front yard setback to attached garage for a proposed street townhouse on the severed lands should consent application B6/25 be approved.

The applicant is seeking the following minor variance:

1. **A front yard setback to attached garage of 5.6 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum front yard setback of 7 metres.**
2. **A rear yard setback of 5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum rear yard setback of 7 metres.**
3. **A maximum gross floor area of 87% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**
4. **A landscaped open space of 33% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, requires a minimum landscape open space of 35% of lot area.**
5. **A maximum lot coverage of 50% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.4.2(c) permits a maximum lot coverage of 45% of lot area.**
6. **A front yard parking coverage for a street townhouse of 52%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50%.**

A11/25

This application, if granted by the Committee of Adjustment, will serve to permit an exceedance to the maximum allowable gross floor area and front yard parking coverage and a reduced rear yard and side yard setback and reduced front yard setback to attached garage for a proposed street townhouse on the retained lands should consent applications B5/25 and B6/25 be approved.

The applicant is seeking the following minor variance:

1. **A front yard setback to attached garage of 5.5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum front yard setback of 7 metres.**
2. **A rear yard setback of 5 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3 requires a minimum rear yard setback of 7 metres.**
3. **A maximum gross floor area of 75% of lot area, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1 Table 5.3, permits a maximum gross floor area of 60% of lot area.**
4. **A side yard setback abutting a street of 1.8 metres, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.3.2(a), requires a minimum side yard setback of 3 metres where any side yard abuts a street.**
5. **A front yard parking coverage for a street townhouse of 55%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard parking coverage of 50%.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, May 27, 2025**. This public meeting will be held in a virtual forum with electronic participation. The application and others will be heard commencing at **5:00 p.m. via ZOOM**.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone. For information on how to register for the meeting please go to: www.barrie.ca/cofa.

Although this is a public hearing, you are not required to attend unless you wish to speak to the application. If you have specific comments regarding this application, you may submit comments to the Secretary-Treasurer of the Committee of Adjustment at cofa@barrie.ca.

Every attempt should be made to file your submission six days prior to the Public Hearing date. Notice of the decision will be provided to each person who appeared in person or by authorized representative at the hearing and who files with the Secretary-Treasurer a written request for notice of the decision. If you do not attend, the hearing will proceed in your absence, and you will receive no further notice. You must register and attend the hearing to receive further notice.

For more information on the application, including plans filed with the application, please email cofa@barrie.ca.

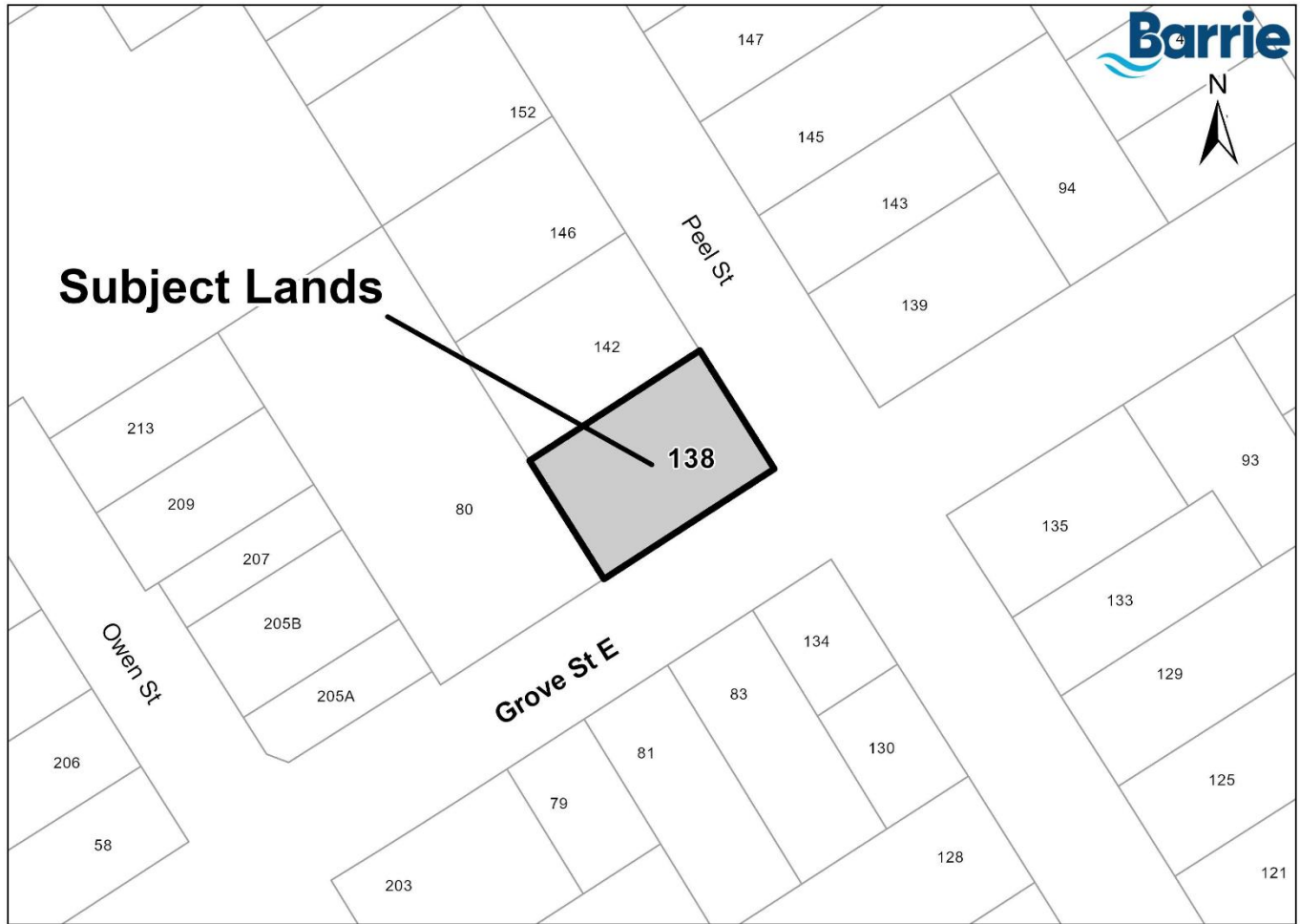
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/cofa.

Dated: May 12, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



138 Peel Street
Barrie - On.

Development Services - Planning
3/4/2025

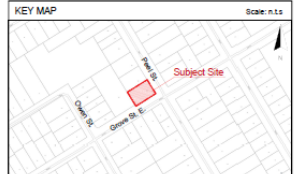
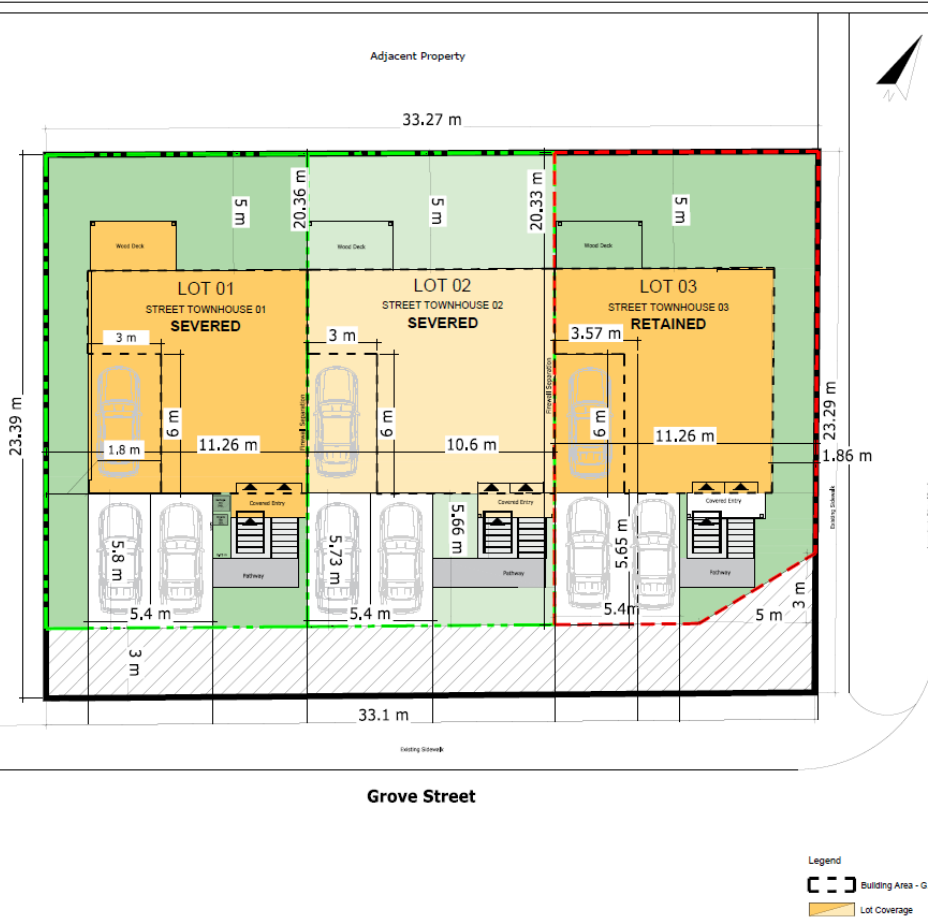
SITE PLAN

LOT 01

Provisions	Required	Provided
Permitted Use	Block/Cluster/Townhouse/Street Townhouse	Street Townhouse
Lot Area (min.) - 6.3.4.2 (a)	200.00m ²	220.45m ²
Lot Frontage (min.) - 6.3.4.2 (a)	6.00m	11.26m
Front Yard to Dwelling Unit (min.) - 6.3.4.2 (b)	4.50m	5.00m
Front Yard to Attached Garage (min.)	7.00m	5.00m
Side Yard (min.) - Interior	1.80m	1.80m
Interior Side Yard to Attached Garage (min.)	0.90m	1.80m
Rear Yard (min.)	7.00m	5.00m
Landscape Open Space (min. % of Lot Area)	35%	40.00% (16.00m ²)
Lot Coverage (max. % of lot area) - 6.3.4.2 (c)	45%	45.00%
Gross Floor Area (max. % of lot area)	60%	71.31m ² (100.00m ²) - 1st Floor: 72.00m ² (seal garage) - 2nd Floor: 10.00m ²
Front yard covered with driveway (max.) - 6.3.6.1	50%	60% with porch
Height of Main Bldg. (max.)	10.00m	10.00m
Parking Standards - Number of Parking Spaces - 6.2.3.3	The parking requirements set out in Table A.6, the following shall be provided to a property containing a unit - 01 parking spaces per unit	1 parking space per unit
Size of Parking Spaces	2.75m x 5.50m	2.75m x 5.50m
Additional Residential Unit - BSR 943 - 6.2.3.3 & 6.2.3.3 - Standards for ARUs	(2) ARUs are permitted per lot up to a max. of 10 residential units in total	02 ARUs per lot
Access	1.2 m wide unobstructed path of travel shall be provided to the primary entrance	1.22 m wide unobstructed path
Parking Standard	A minimum of 1 parking space per dwelling unit is required in the RMZ	1 parking space per unit

LOT 02

Provisions	Required	Provided
Permitted Use	Block/Cluster/Townhouse/Street Townhouse	Street Townhouse
Lot Area (min.) - 6.3.4.2 (a)	200.00m ²	216.57m ²
Lot Frontage (min.) - 6.3.4.2 (a)	6.00m	10.60m
Front Yard to Dwelling Unit (min.) - 6.3.4.2 (b)	4.50m	5.00m
Front Yard to Attached Garage (min.)	7.00m	5.00m
Side Yard (min.) - Interior	1.80m	N/A
Interior Side Yard to Attached Garage (min.)	0.90m	N/A
Rear Yard (min.)	7.00m	5.00m
Landscape Open Space (min. % of Lot Area)	35%	34.00% (14.00m ²)
Lot Coverage (max. % of lot area) - 6.3.4.2 (c)	45%	46.1%
Gross Floor Area (max. % of lot area)	60%	106.52m ² (100.00m ²) - 1st Floor: 94.70m ² (seal garage) - 2nd Floor: 10.00m ²
Front yard covered with driveway (max.) - 6.3.6.1	50%	50.00% with porch
Height of Main Bldg. (max.)	10.00m	10.00m
Parking Standards - Number of Parking Spaces - 6.2.3.3	The parking requirements set out in Table A.6, the following shall be provided to a property containing a unit - 01 parking spaces per unit	1 parking space per unit
Size of Parking Spaces	2.75m x 5.50m	2.75m x 5.50m



CONCEPTUAL SITE PLAN

138 Grove St., Barrie



LEGEND

- Subject Lands (774.49m² / 0.08ha)
- Road Widening (106.82m²)
- Lands to be Severed:
 - Lot 1: 220.45m², 11.26m
 - Lot 2: 216.57m², 10.60m
- Lands to be Retained:
 - Lot 3: 221.64m², 11.26m

LOT 03

Provisions	Required	Provided
Permitted Use	Block/Cluster/Townhouse/Street Townhouse	Street Townhouse
Lot Area (min.) - 6.3.4.2 (a)	200.00m ²	221.64m ²
Lot Frontage (min.) - 6.3.4.2 (a)	6.00m	11.26m
Front Yard to Dwelling Unit (min.) - 6.3.4.2 (b)	4.50m	5.00m
Front Yard to Attached Garage (min.)	7.00m	5.00m
Side Yard (min.) - Interior	1.80m	N/A
Interior Side Yard to Attached Garage (min.)	0.90m	N/A
Rear Yard (min.)	7.00m	5.00m
Landscape Open Space (min. % of Lot Area)	35%	41.10% (91.27m ²)
Lot Coverage (max. % of lot area) - 6.3.4.2 (c)	45%	42.0%
Gross Floor Area (max. % of lot area)	60%	134.10m ² (100.00m ²) - 1st Floor: 124.10m ² (seal garage) - 2nd Floor: 10.00m ²
Front yard covered with driveway (max.) - 6.3.6.1	50%	50.00% with porch
Height of Main Bldg. (max.)	10.00m	10.00m
Parking Standards - Number of Parking Spaces - 6.2.3.3	The parking requirements set out in Table A.6, the following shall be provided to a property containing a unit - 01 parking spaces per unit	1 parking space per unit
Size of Parking Spaces	2.75m x 5.50m	2.75m x 5.50m

Source: City of Barrie - Comprehensive Zoning By-law 2019-141

Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 3 Units (6 ARUs) GROVE ST., BARRIE

No.	Date	Description	By
01	2025-03-26	First Submission	A.S.
02	2025-03-24	Increase the Landscape O.S. area	A.S.
03	2025-03-25	Provide landscaping only in public system, include the driveway in the Landscape Open Space area and exclude garage area in the G.F.A.	A.S.
04	2025-04-3	Increase / decrease size of lots 2 & 3	B.H.

IPS INNOVATIVE PLANNING SOLUTIONS PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS 147 WILSON ROAD, UNIT 10, BARRIE, ON L4M 1G7 Tel: 705-421-1881 Fax: 705-421-1882 Email: info@innovativeplanning.com	Date: 2025-03-25 Drawn By: A.S. / A.S. File: 25-1468	Checked: A.S.
	City of Barrie - Comprehensive Zoning By-law 2019-141 Information shown is approximate and subject to change.	